



An  
Bord  
Pleanála

**Board Order**  
**PL 06F.248171**

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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F16B/0345**

**Appeal** by Doris O'Leary care of J & C Design of Unit 2 Old Quay, Strand Road, Sutton, Dublin against the decision made on the 16<sup>th</sup> day of February, 2016 by Fingal County Council to grant subject to conditions a permission to Maire Mellerick and Michael Moriarty care of Ailbhe Cullen Architects of 6 Kincora Park, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Demolition of existing single storey extensions and outhouses to the rear of the existing, previously extended, two-storey, semi-detached house to facilitate the construction of a new, part single storey, part two-storey extension to the rear. Proposed works also include conversion of the existing garage and modifications to the front elevation and all associated site works, all at 52 Strand Road, Baldoyle, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

Having regard to the zoning objectives for the area and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:
  - (a) The single storey extension to the rear shall be set back by 1.0 metre from the site boundary to the north west.

- (b) The north-western side of the projecting bay window on the front elevation shall be glazed with obscure glass.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. Details of the materials, colours and textures of all external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

4. Water supply and drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out between the hours of 0800 and 1900 from Mondays to Fridays inclusive and between the hours of 0800 and 1400 on Saturdays and not at all on Sundays, Bank or Public Holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of properties in the vicinity.

